



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/C20220029

ALR Application Type: Non-Farm Use 20(2)

Electoral Area: C

Date of Referral: May 17, 2022

Date of Application: April 11, 2022

Property Owner's Name(s): Allan Biddulph

Applicant's Name: Quentin Biddulph

SECTION 1: Property Summary

Legal Description(s): Unsurveyed Crown Land Placer Claims 839959, 1040594

Property Size(s): 210.3 ha (519.66 ac.)

Area of Application: 210.3 ha (519.66 ac.)

Location: Unsurveyed Crown Land in the Vicinity of District Lot 4635, Cariboo District

Current Designation:

N/A

Min. Lot Size Permitted:

N/A

Current Zoning:

Resource/Agricultural (R/A)

Min. Lot Size Permitted:

32 ha (79.07 ac.)

Proposal: To allow gold and black sand extraction activities within the ALR. Continuation of existing placer mining operations.

Existing Buildings: No existing buildings.

Proposed Buildings: RV and Storage Trailer

Road Name: A Road

Road Type: Gravel/Dirt Road

Within the influence of a Controlled Access Highway: N/A

Services Available: Temporary Outhouse

Within the confines of the Agricultural Land Reserve: Yes - partially within

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: Quesnel River

Lake Classification: High

Within Development Permit Area: No

Adjoining Properties: (Source: B.C.A.A.)

Land Use:		Lot Sizes:
(a) North	Unsurveyed Crown Land	
(b) South	Unsurveyed Crown Land	
(c) East	Unsurveyed Crown Land	
(d) West	151 Beef (Vacant)	157.81 ha (389.97 ac.)

Agricultural Capability Classification:

Canada Land Inventory: Class 1 = Best, Class 7 = Worst

% of parcel	Unimproved rating	Improved rating
25%	50% Class 5 – Topography, Stoniness 50% Class 6 – Topography, Stoniness	50% Class 4 – Topography, Stoniness
18%	80% Class 6 – Topography, Stoniness 20% Class 7 – Topography, Stoniness	No Improved Rating
17.5%	100% Class 7 – Topography, Erosion	No Improved Rating
17.5%	100% Class 5 – Moisture, Stoniness	100% Class 4 – Moisture, Stoniness
17.5%	100% Class 5 – Moisture, Topography	100% Class 4 - Topography
3%	50% Class 4 – Cumulative Minor Adverse Characteristics	50% Class 3 – Adverse Climate

50% Class 5 – Moisture, Topography 50% Class 4 – Moisture, Topography

1.5%

100% Class 7 – Topography,
Stoniness

No Improved Rating

The agricultural capability classification of the property is between Class 4 and Class 7. The limiting factor is noted as Stoniness, Topography, Moisture, Erosion, and Cumulative Minor Adverse Characteristics. Land in Class 4 has limitations that require special management practices or severely restrict the range of crops, or both. Class 5 has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. Land in Class 6 is non-arable but is capable of producing native and or uncultivated perennial forage crops. Land in Class 7 has no capability for arable or sustained natural grazing.

The improved rating for the property is Class 3 and Class 4. The limiting factors are noted as Adverse Climate, Stoniness, Moisture, and Topography. Land in Class 3 has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. Land in Class 4 has limitations that require special management practices or severely restrict the range of crops, or both.

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

The application is to allow for gold and black sand extraction within the Agricultural Land Reserve (ALR). The subject property is partially within the ALR and is 210.3 ha (519.66 ac.) in size of which the proposed extraction site itself consists of 2.43 ha (6.01 ac.) completely within the ALR. The estimated duration of the project is 4 years, and the proposed extraction site is shown in Appendix C.

The subject property is zoned Resource/Agricultural (R/A) in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999. This zone permits the extraction of natural resources, including crushing and screening activities. The subject property has had a history of mining with an active mining permit and the Notice of Intent (NOI). The property has been purchased by the applicant since then, and therefore a new mining permit has been applied with the Ministry of Energy, Mines and Low Carbon Innovation (EMLI). Continued operations require an ALR Non-Farm Use application in accordance with the Agricultural Land Commission Act and Agricultural Land Commission Regulations.

Location and Surrounding:

The subject property is located at Quesnel River south of Bastin Rd, near to the community of Gravelle as shown in Appendix B. There are several unnamed streams present on the property. The property is partially within the environmentally sensitive area for Mule Deer in their Winter Range.

Currently, the only agricultural activity on-site is that the property is used for range land. The applicant indicates that the pasture has been improved from the reclamation activities over the past number of years. Access to this area is limited to a 4WD truck or horseback. It is mostly surrounded by unsurveyed crown lands with a vacant farmland to the west of the subject property across Quesnel River.

CRD Regulations and Policies:

North Cariboo Area Rural Land Use Bylaw No. 3505, 1999

8.14 RESOURCE/AGRICULTURAL (R/A) ZONE

8.14.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR non-farm use application. This operation takes place on an unsurveyed crown land that is zoned Resource/Agricultural by default in the North Cariboo Area Rural Land Use Bylaw which permits for the extraction of natural resources.

In addition, it is noted that the agricultural capability classification of the property is between Class 4 and Class 7 with minimum to no improved ratings, which is considered poor as per the Canada Land Inventory, supporting limited agricultural activities. The limiting factors are noted as stoniness, topography, moisture, erosion, and cumulative minor adverse characteristics.

This four-year mining plan is on a site identified with economic potential for gold bearing. For the first year, it is intended to mine an area of 1.2 ha (2.97 ac.) out of the 2.43 ha (6.01 ac.) proposed extraction site. There is an existing water license to execute various mining activities. The operation camp will be set up in the previously reclaimed area.

The topsoil of the proposed site will be stripped, stockpiled, and later used for reclamation activities. The excavated mining area will work as a temporary settling pond and will move along as the mining activities progresses. The wash plant will also proceed as per mining activities. Progressive reclamation will be practiced. Upon completion of the project the reclamation plan will commence. The excavation will be filled, leveled and re-contoured as necessary and the stockpiled topsoil will be spread over the disturbed area and then seeded with native erosion control mixture to improve range capabilities.

The Electoral Area 'C' Advisory Planning Commission (APC) has provided comments and is supportive of the application as the reclamation plan outlined by the applicant will eventually improve the range land. The APC recommend approval provided that appropriate permits have been acquired under the Mines Act. The Range holder is also in full support of this project and have expressed positive past experiences and outcomes from such small-scale mining operations in the area.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use, pertaining to Unsurveyed Crown Land Placer Claims 839959, 1040594, be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: June 1, 2022
See attached.

Ministry of Agriculture and Food:
No response.

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Advisory Planning Commission Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65284

Application Status: Under LG Review

Applicant: Allan Biddulph

Local Government: Cariboo Regional District

Local Government Date of Receipt: 04/11/2022

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: This proposal is to mine 2.43 ha, and convert it from brush and scattered timber to seeded pasture land. With the process of mining, the only thing removed will be the gold and a small amount of black sand.

Mailing Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Crown Lands

Parcel Identifier:

Legal Description: PC 839959, 1040594

Parcel Area: 214.8 ha

Civic Address:

Date of Purchase: 11/23/2009

Farm Classification: No

Owners

1. **Name:** Allan Biddulph

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

Applicant: Allan Biddulph

The only agricultural activity is that the area is used for range land. This property has had a history of mining, and the pasture has been greatly improved from the reclamation activities over the last number of years. Access to this area is limited to a 4wd truck or horseback.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

2.13 ha has been cleared and seeded for pasture over the last number of years from previous mining activities.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

This area has had an active mining permit and NOI. That NOI is complete and the closure report is in process for completion. This property has been optioned to me and I have applied for a new mining permit.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Range land

East

Land Use Type: Agricultural/Farm

Specify Activity: Range land

South

Land Use Type: Agricultural/Farm

Specify Activity: Range land

West

Land Use Type: Agricultural/Farm

Specify Activity: River

Proposal

1. How many hectares are proposed for non-farm use?

2.43 ha

2. What is the purpose of the proposal?

This proposal is to mine 2.43 ha, and convert it from brush and scattered timber to seeded pasture land. With the process of mining, the only thing removed will be the gold and a small amount of black sand.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No. This is the only area with economic potential for gold bearing.

4. Does the proposal support agriculture in the short or long term? Please explain.

For the long term, it will provide improved range for the range holder. The range holder is in full support of this project.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant: Allan Biddulph

Applicant Attachments

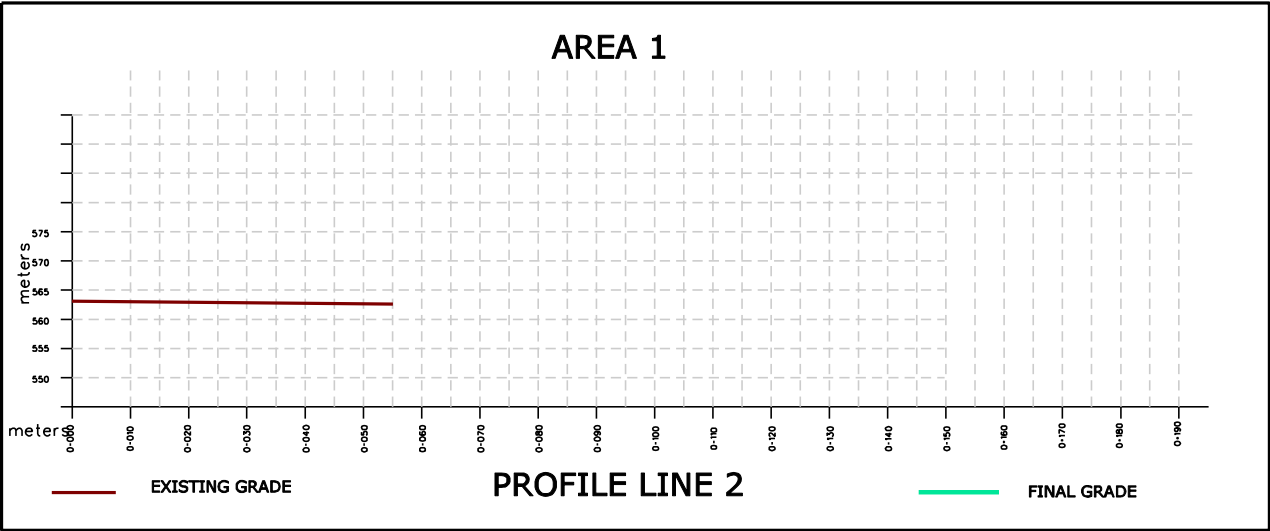
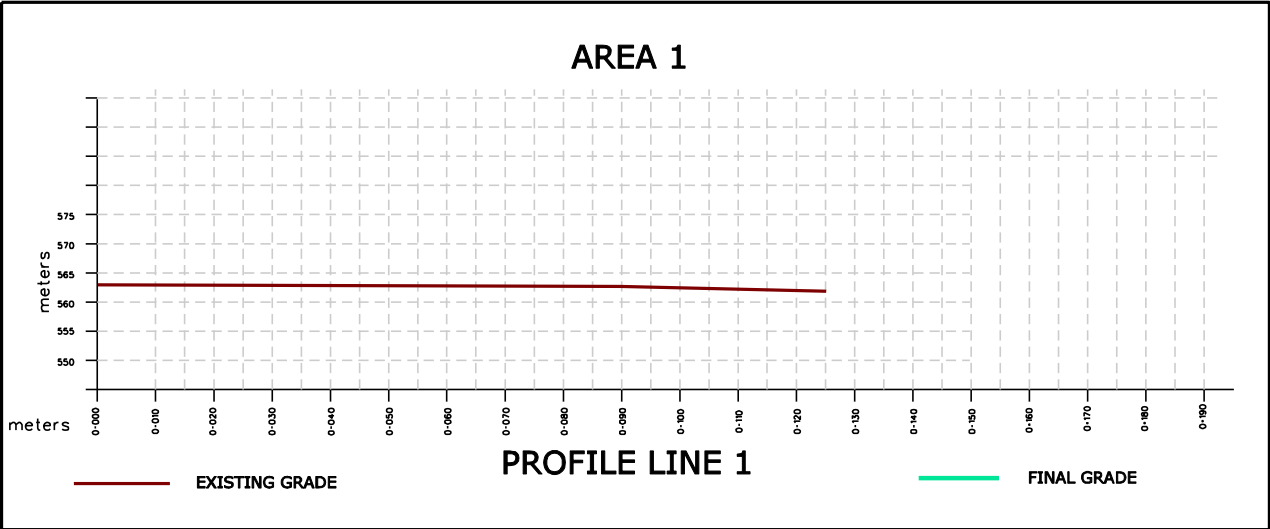
- Other correspondence or file information-Area 1 Profiles
- Other correspondence or file information-Area 2 Profiles
- Other correspondence or file information-Area 3 Profiles
- Other correspondence or file information-Biddulph Agent Authorization
- Other correspondence or file information-Allan Biddulph FMC Information
- Other correspondence or file information-Allan Biddulph Placer Holdings
- Proposal Sketch-65284
- Other correspondence or file information-Figure 1 Access Map
- Other correspondence or file information-Figure 2 Land Tenure Map
- Other correspondence or file information-Mining Plan for North Claims
- Other correspondence or file information-Notice of Work 100363401
- Other correspondence or file information-Range Holder Letter

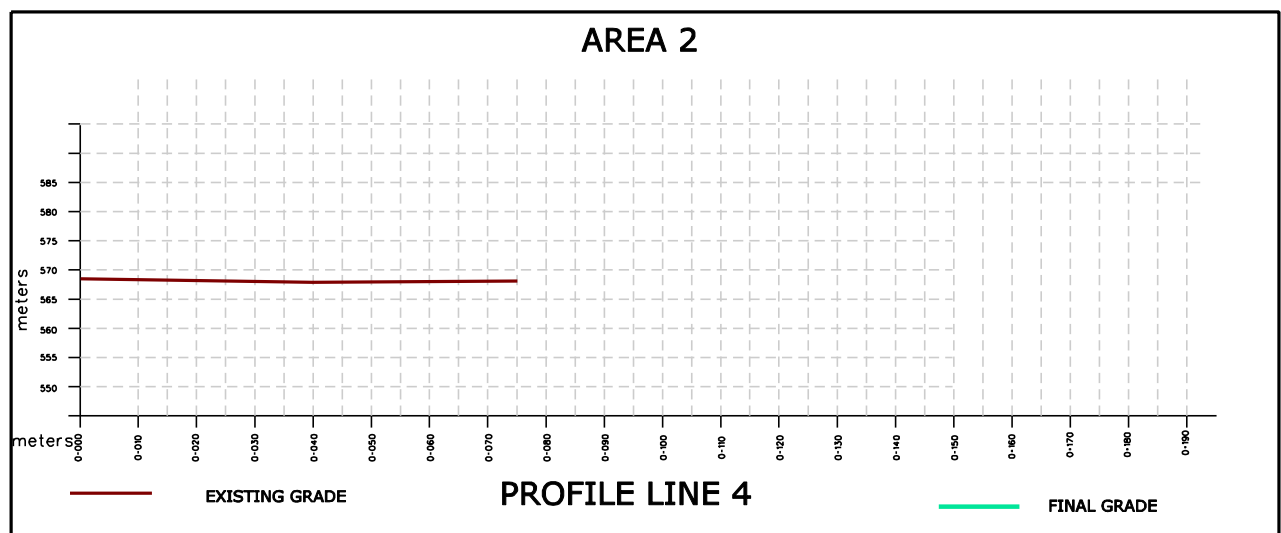
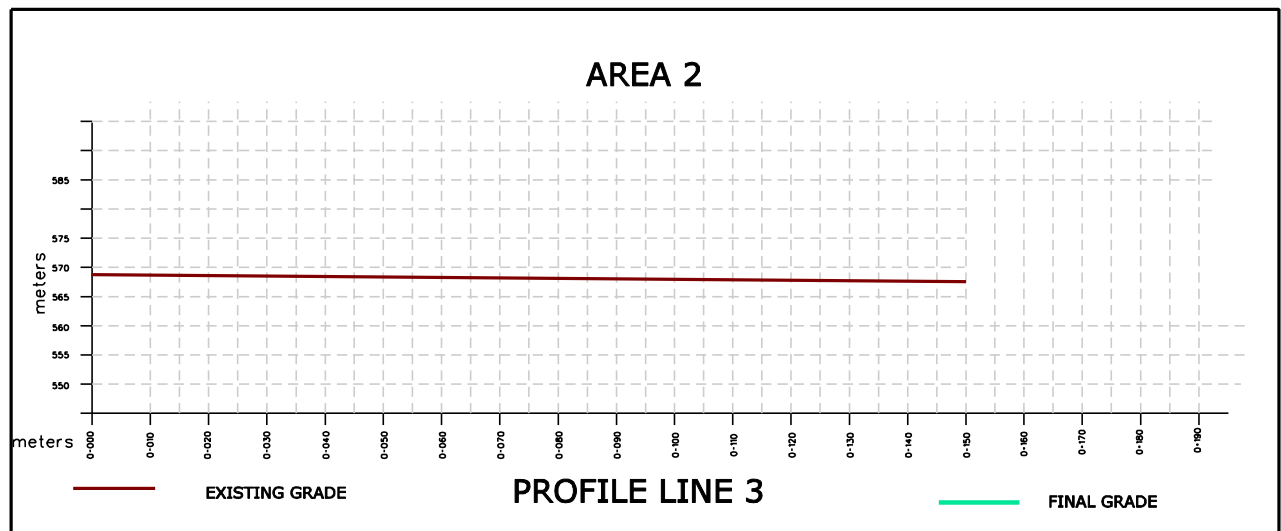
ALC Attachments

None.

Decisions

None.





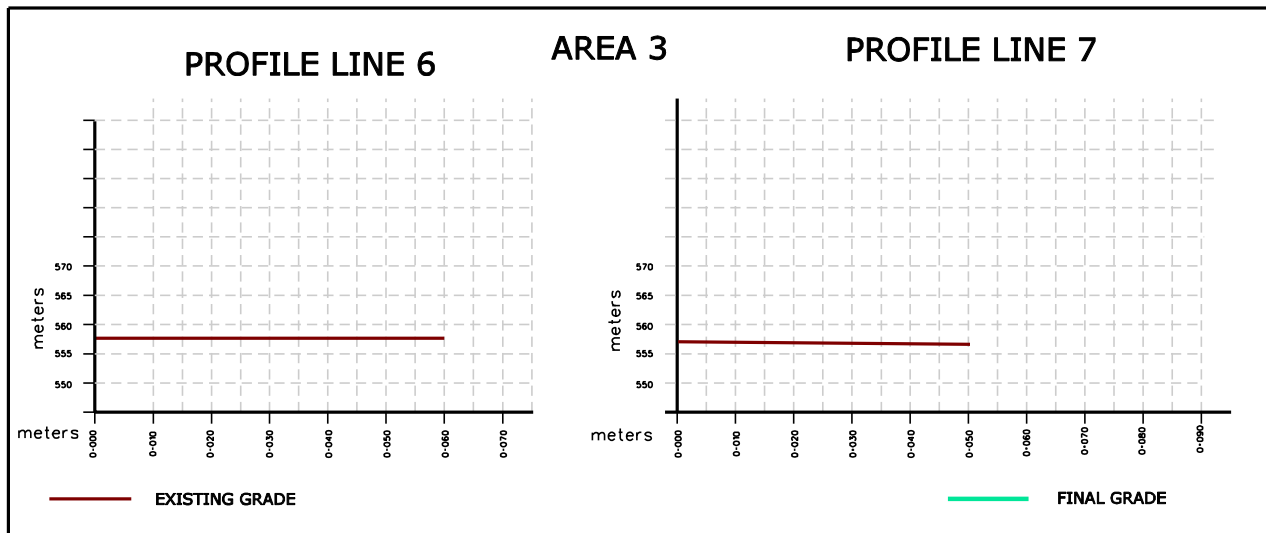
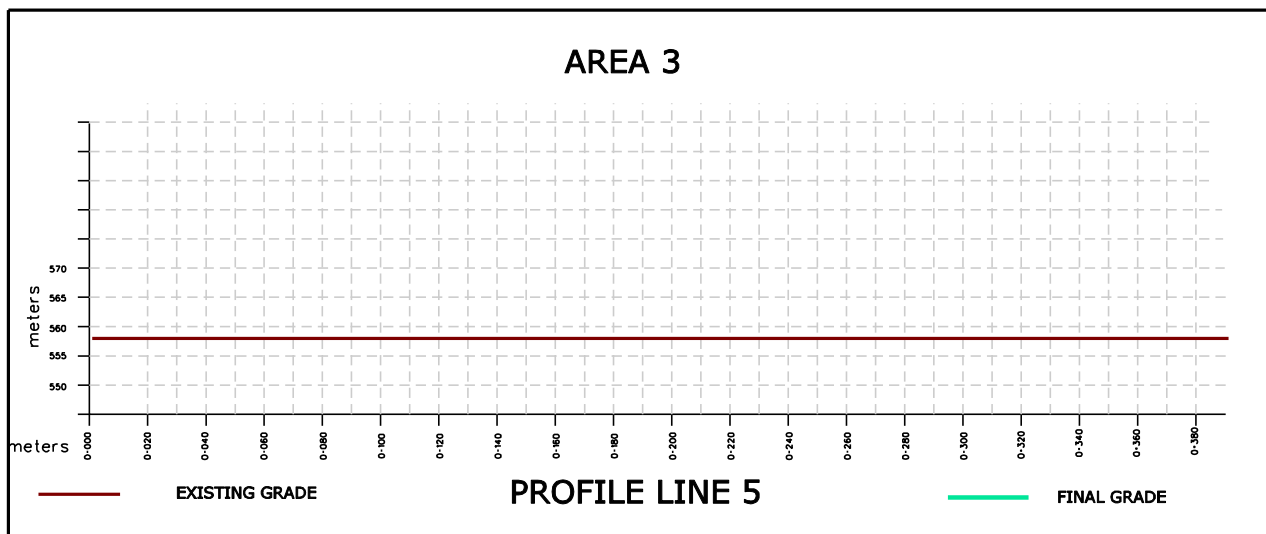


FIGURE 1 ACCESS MAP

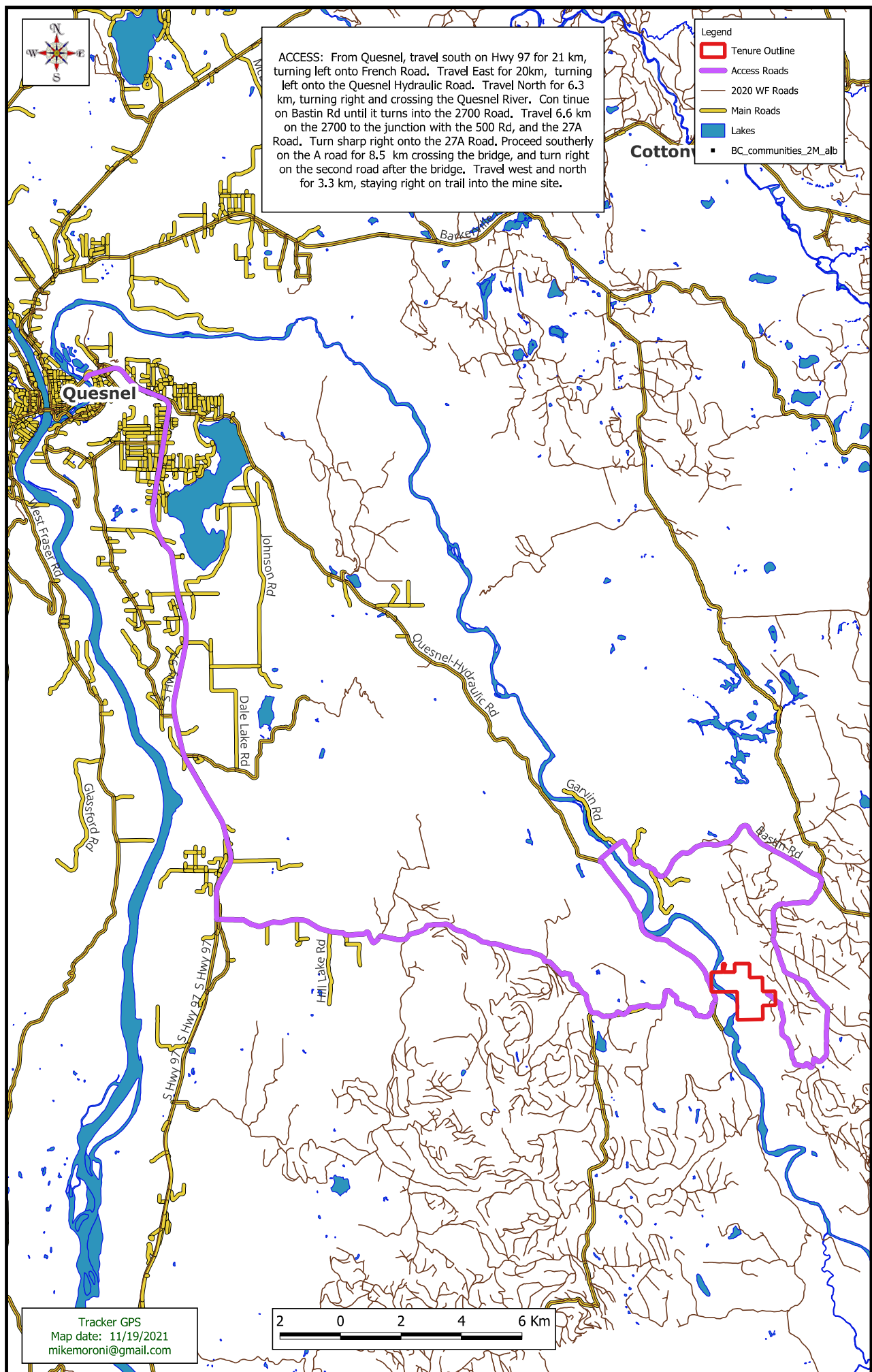


FIGURE 2 TENURE OUTLINE AND TOPOGRAPHY

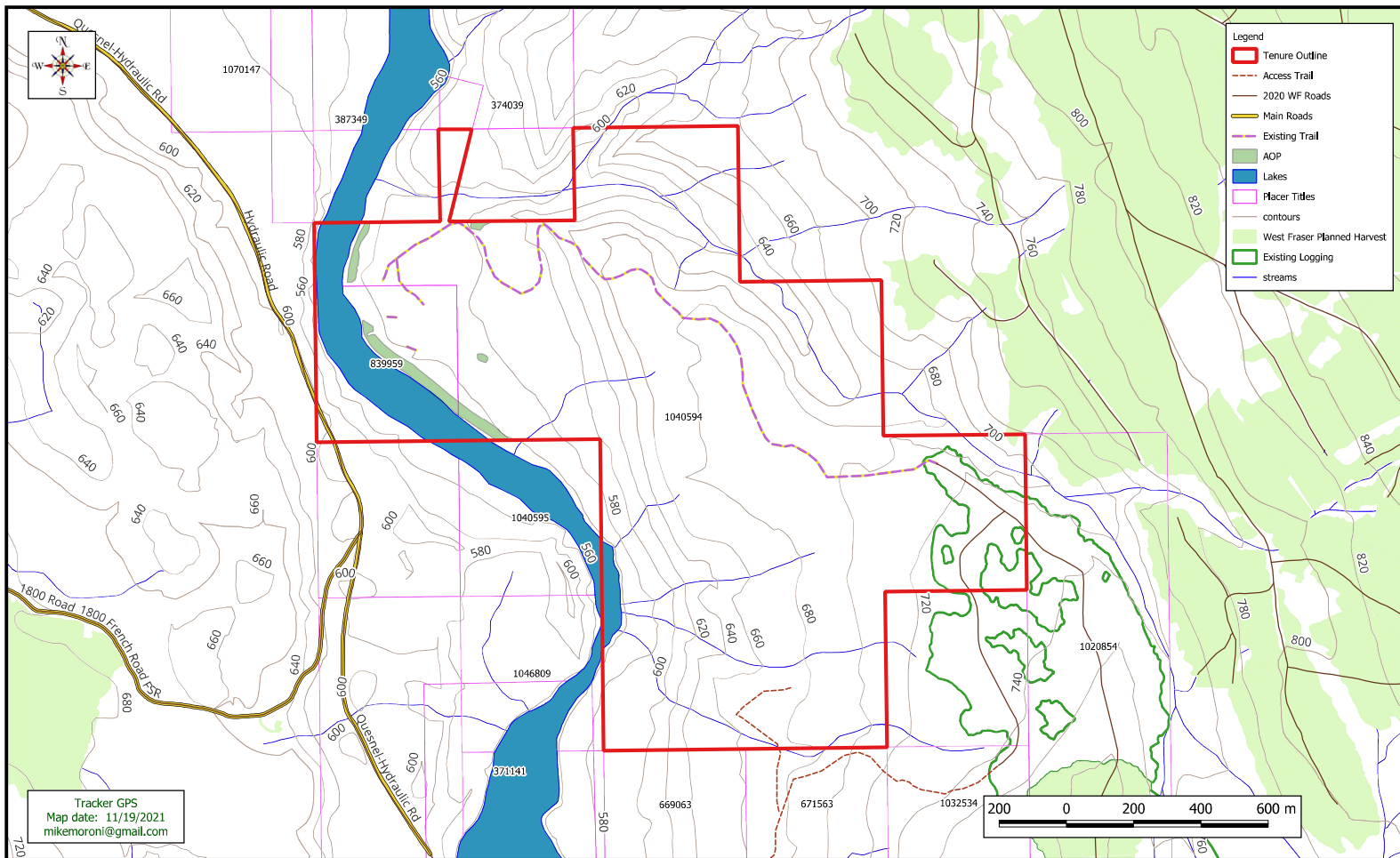
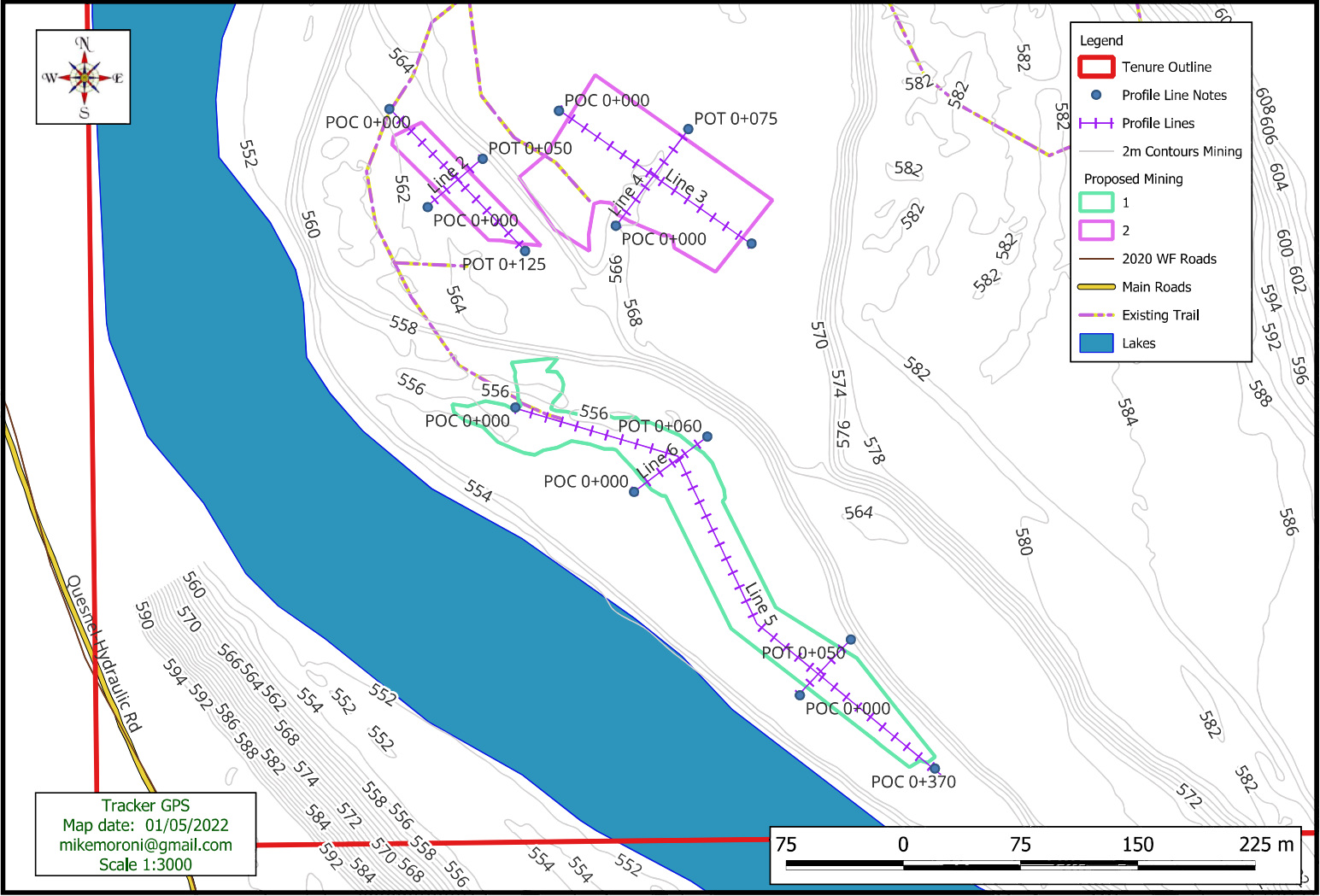


FIGURE 3 PROPOSED MINING ACTIVITY and PROFILE LOCATIONS



Mining Plan for North Claims

This is a four year mining plan. Testing was done in 2021 and identified four locations for the mining activity for this application.

For the first year, we are proposing mining an area of 1.2 ha. All topsoil will be stripped, stockpiled, and used for reclamation. The excavated mining area will work as a temporary settling pond and will move as the mining progresses along. The wash plant will also move along as the mining progresses. Progressive reclamation will be practiced. At completion of mining, the excavation will be filled, leveled and re-contoured as necessary and the stockpiled topsoil will be spread over the disturbed area and then seeded with an area specific erosion control mixture.

We have included test pits and access trails in the application, but have no plans for the 2022 season.

Water is pumped under an existing water licence.

Camp will be set up in the previously reclaimed area.

Mike Gilson Range Holder 2022

Response to Quentin Biddulph's Proposed Mining Operation

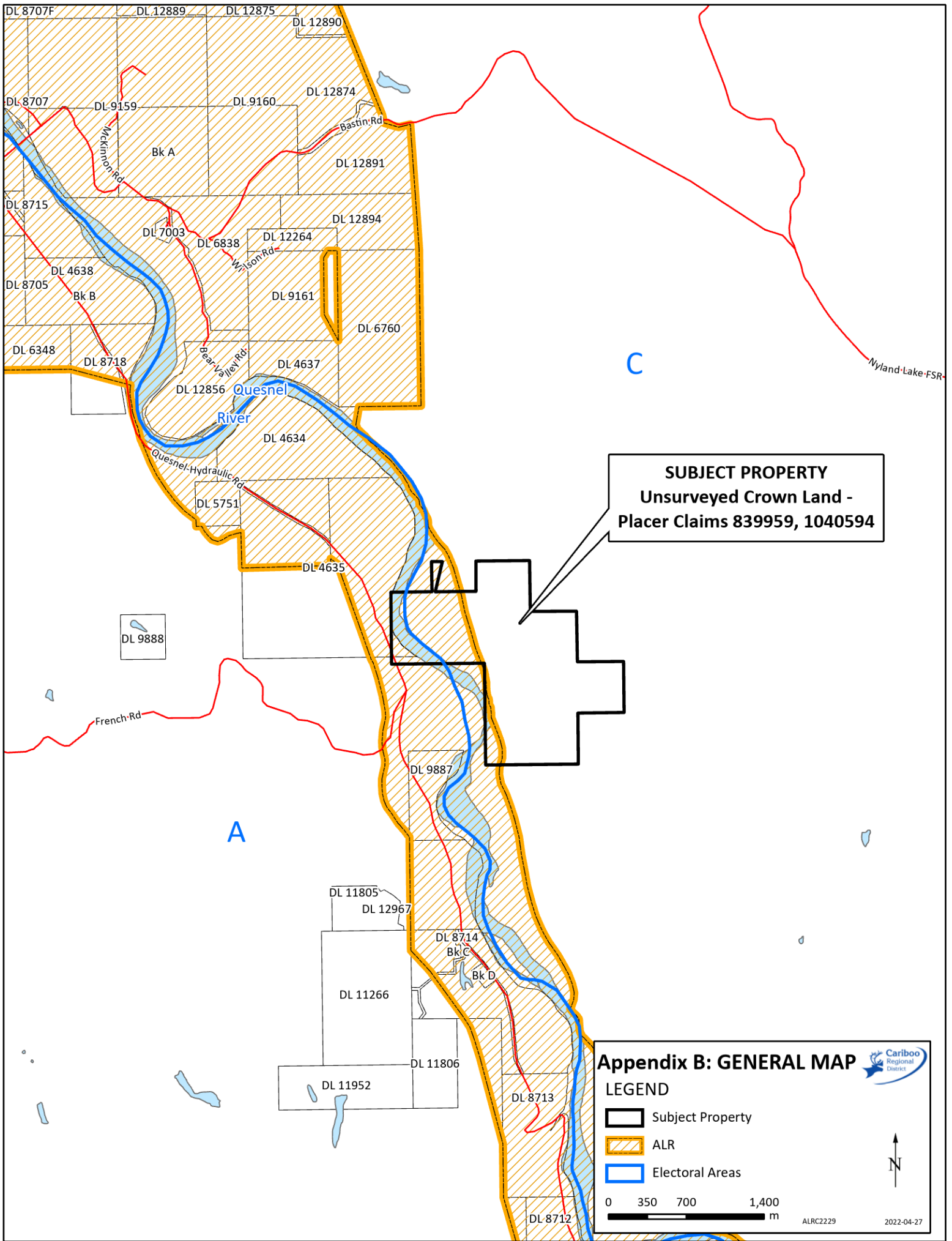
My name is Mike Gilson, and I have been involved in ranching and farming for my whole life. I am presently operating a cow calf operation with 300 cow pairs. I presently hay approximately 300 acres, and have the range covering this area. I have been on this area of my range and know what the capabilities are for sustainable range, which generally the capability is low.

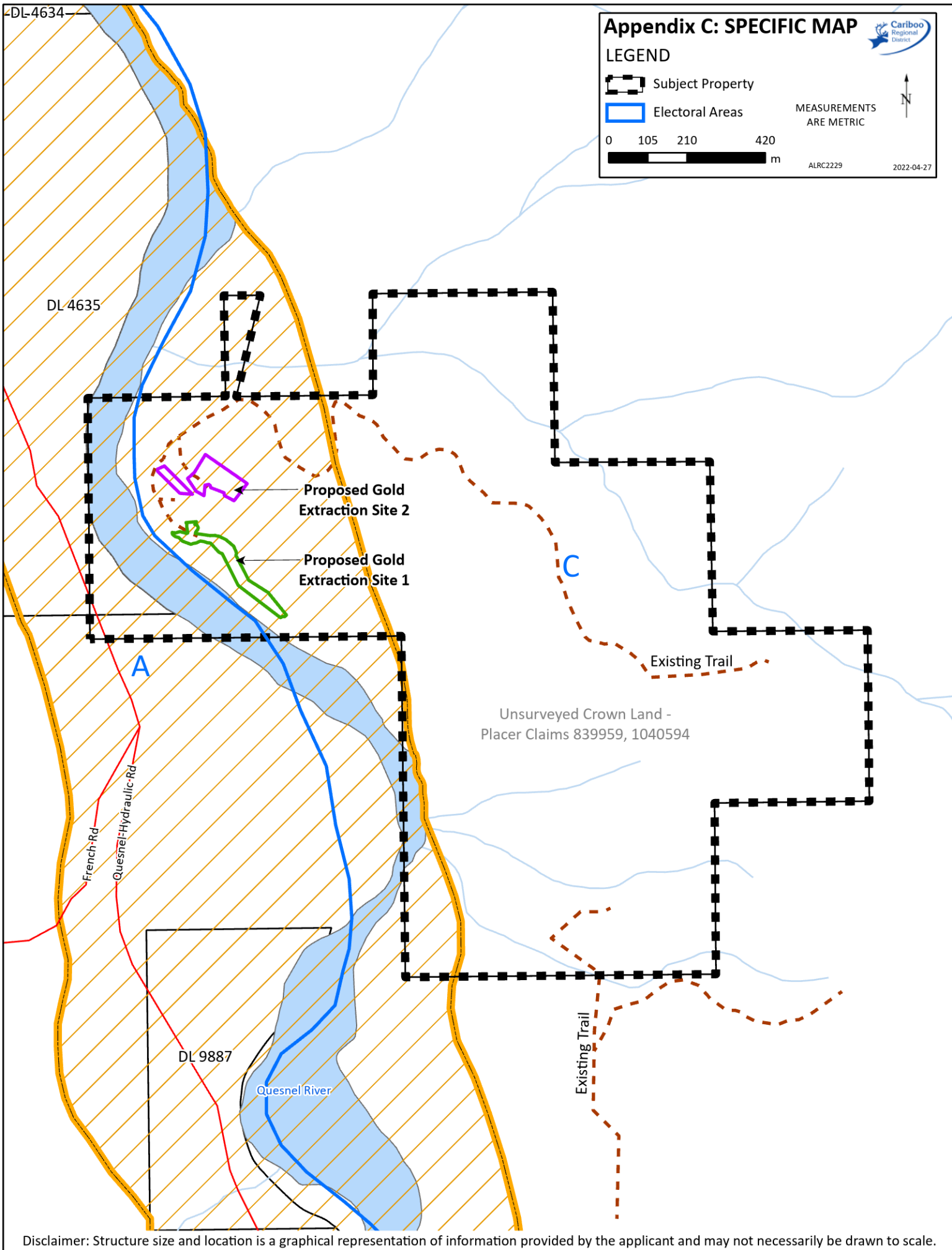
I have worked with a number of the smaller placer mining operations that have had mining permits in my range area, and I have found that the range capability has greatly improved with their mining and reclamation activities. These small scale operations clear areas that when seeded provide valuable feed in the fall for my cows and actually work as a collection point for me when it is time for my round up. I have confidence that Quentin will perform his mining activities to the highest standards and the end result will be improved range capability for my cows

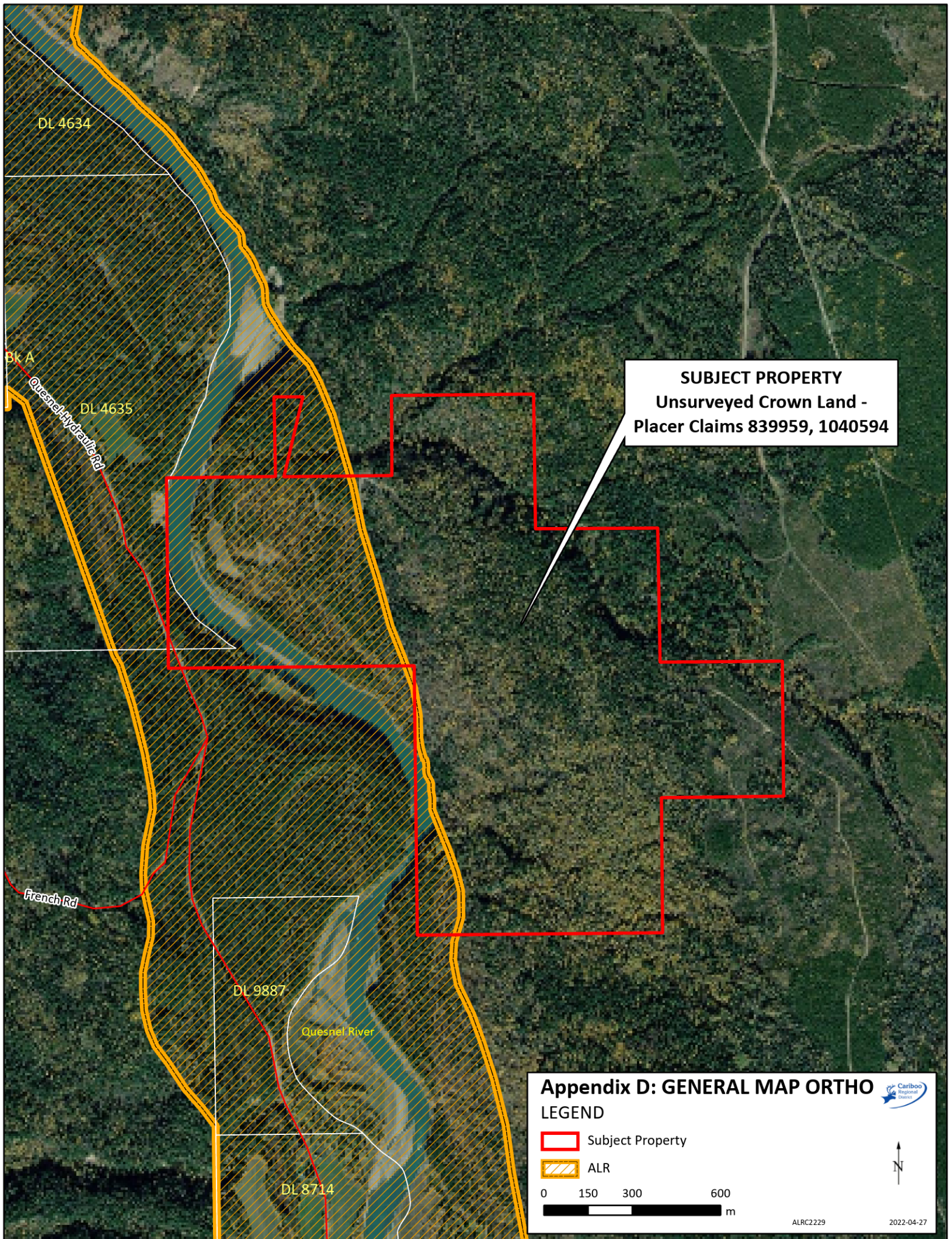
Respectfully submitted,

A handwritten signature in blue ink that reads "Mike Gilson". The signature is fluid and cursive, with the first name "Mike" and last name "Gilson" clearly legible.

Mike Gilson







SUBJECT PROPERTY
Unsurveyed Crown Land -
Placer Claims 839959, 1040594

Appendix D: GENERAL MAP ORTHO

LEGEND

- Subject Property
- ALR

0 150 300 600 m

ALRC2229 2022-04-27

Cariboo Regional District

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ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'C' advisory planning commission held on June 1, 2022
in the CRD Office, located at Quesnel, BC, commencing at 6:40 pm.

PRESENT:

Chair Lorne Walker
Members Lynn Phinney, Tom Maxwell, Dennis Asher
Lorne Walker

Recording Secretary Charlene Lawrence

Owners/Agent, or Allan Biddulph, Quentin Biddulph, Karen Biddulph
☐ Contacted but declined to attend

ABSENT:

ALSO PRESENT: Electoral Area Director John Massier
Staff support (if present)

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/C20220029 (UNSURVEYED CROWN LAND PLACER CLAIMS 839959, 1040594)

Tom Maxwell Lynn Phinney THAT the application for submission to the ALC at UNSURVEYED CROWN LAND IN THE VICINITY OF DISTRICT LOT 4635, CARIBOO DISTRICT be supported / rejected for the following reasons:

- i) Improvement to the lands
- ii) Approval that mine Act is met.

For: 5 Against: 0

CARRIED/DEFEATED

Termination

Tom Maxwell / Dennis Asher : That the meeting terminate.

CARRIED

Time: 6:55 pm

Charlene Lawrence
Recording Secretary

[Signature]
Chair